

Borough of Pitman Planning Board

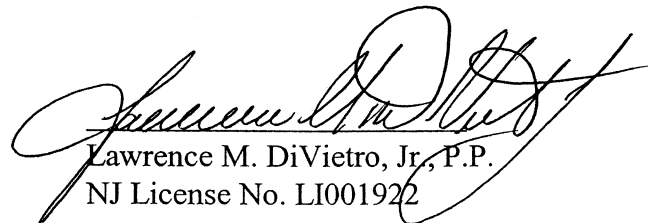
Master Plan

Housing Element and Fair Share Plan



November 14, 2008
Adopted: December 15, 2008

Land Dimensions Engineering
6 East High Street, Glassboro, NJ 08028


Lawrence M. DiVietro, Jr., P.P.
NJ License No. LI001922

R-134-2008

**RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF PITMAN
GLOUCESTER COUNTY, NEW JERSEY ENDORSING THE DECEMBER 2008 HOUSING
ELEMENT AND FAIR SHARE PLAN AND PETITIONING THE COUNCIL ON AFFORDABLE
HOUSING FOR SUBSTANTIVE CERTIFICATION**

WHEREAS, the Planning Board of the Borough of Pitman, Gloucester County, State of New Jersey, adopted the Housing Element of the Master Plan and Fair Share Plan on December 15, 2008; and

WHEREAS, a true copy of the resolution of the Planning Board adopting the amended Housing Element and Fair Share Plan is attached pursuant to N.J.A.C. 5:96-2.2(a)2; and

NOW THEREFORE BE IT RESOLVED that the Governing Body of the Borough of Pitman, Gloucester County, State of New Jersey, hereby endorses the amended Housing Element and Fair Share Plan as adopted by the Borough of Pitman Planning Board; and

BE IT FURTHER RESOLVED that the Governing Body of the Borough of Pitman, pursuant to the provisions of N.J.S.A. 52:27D-301 et seq. and N.J.A.C. 5:96-3.4, submits this re-petition for substantive certification of the amended Housing Element and Fair Share Plan to the Council on Affordable Housing for review and certification; and

BE IT FURTHER RESOLVED that a service list of names and addresses for all owners of sites in the Housing Element and Fair Share Plan has been included with the petition; and


BE IT FURTHER RESOLVED that notice of this re-petition for substantive certification shall be published in a newspaper of countywide circulation pursuant to N.J.A.C. 5:96-3.5 within seven days of issuance of the notification letter from the Council on Affordable Housing's Executive Director indicating that the submission is complete and that a copy of this resolution, the adopted amended Housing Element and Fair Share Plan and all supporting documentation shall be made available for public inspection at the Pitman Municipal Clerk's office located at 110 S. Broadway, Pitman, NJ 08071, during the hours of 8:00 am to 4:00 pm on Monday through Friday for a period of 45 days following the date of publication of the legal notice pursuant to N.J.A.C. 5:96-3.5.

ADOPTED at a meeting of the Borough Council of the Borough of Pitman held on December 22, 2008.

BOROUGH OF PITMAN

ATTEST:

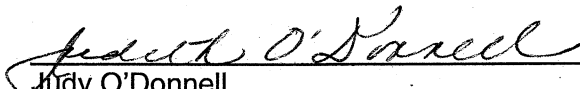

Michael Batten, Mayor


Judith O'Donnell
Acting Municipal Clerk

ROLL CALL VOTE				
COUNCIL MEMBER	AYES	NAYS	ABSTAIN	ABSENT
Batten				
Razze	✓			
Johnson	✓			
Sanders	✓			
Kelly	✓			
Shoemaker	✓			
Higbee	✓			

CERTIFICATION

I hereby certify that the above resolution is a true copy of a resolution adopted by the Council of the Borough of Pitman, County of Gloucester, State of New Jersey, at a meeting held by the same on December 22, 2008 in the Borough Hall, 110 S. Broadway, Pitman, New Jersey 08071.


 Judy O'Donnell
 Borough of Pitman Acting Clerk

**PITMAN PLANNING BOARD
PITMAN, NJ 08071**

December 16, 2008

Mayor and Council
Borough of Pitman
Pitman, NJ 08071

Dear Mayor and Council,

At our meeting last evening, the Planning Board adopted an amended Housing Element that became part of the Borough's Master Plan. As you know, a fair share housing plan that delineates how we plan to meet our Third Round affordable housing obligation is required by the Council of Affordable Housing in order that our Zoning Ordinance retain a presumption of validity by the State.

It is now necessary that Council transmit this housing plan by resolution to COAH. That resolution and the amended Housing Element must be in Trenton by December 31.

You will be receiving a copy of the document that the Planning Board approved from Land Dimensions Engineering. Although this plan does not specify exactly how we plan to meet our sixty-two unit obligation, it does inform COAH that Pitman intends to comply with their regulations.

I would be happy to answer any questions you may have regarding this plan.

Kind regards,

Henry D. Ryder, chair

Resolution No.

Resolution of the Planning Board of the Borough of Pitman
Adopting a Housing Element and Fair Share Plan

WHEREAS, the Planning Board of the Borough of Pitman, County of Gloucester, State of New Jersey, adopted its current Master Plan pursuant to N.J.S.A. 40:55D-28 on April 17, 2000; and

WHEREAS, the Master Plan includes a Housing Element pursuant to N.J.S.A. 40:55D-28b (3); and

WHEREAS, N.J.A.C. 5:97-2.1(a) requires the adoption of the Housing Element by the Planning Board and endorsement by the Governing Body; and

WHEREAS, N.J.A.C. 5:97-3.1(a) requires the preparation of a Fair Share Plan to address the total 1987-2018 fair share obligation of the Borough of Pitman ; and

WHEREAS, N.J.A.C. 5:97-3.1(b) requires the adoption of the Fair Share Plan by the Planning Board and endorsement by the Governing Body; and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board of the Borough of Pitman held a public hearing(s) on the Housing Element and Fair Share Plan on December 15, 2008; and

WHEREAS, the Planning Board has determined that the Housing Element and Fair Share Plan are consistent with the goals and objectives of the Borough of Pitman's April 17, 2000 Master Plan and that adoption and implementation of the Housing Element and Fair Share Plan are in the public interest and protect public health and safety and promote the general welfare.

NOW THEREFORE BE IT RESOLVED by the Planning Board of the Borough of Pitman, County of Gloucester, State of New Jersey, that the Planning Board hereby adopts the December 15, 2008 Housing Element and Fair Share Plan.

Chairman of Planning Board

I hereby certify that this is a true copy of the resolution adopting the Housing Element and Fair Share Plan of the Borough of Pitman, County of Gloucester on December 15, 2008.

Planning Board Secretary

Borough of Pitman Planning Board

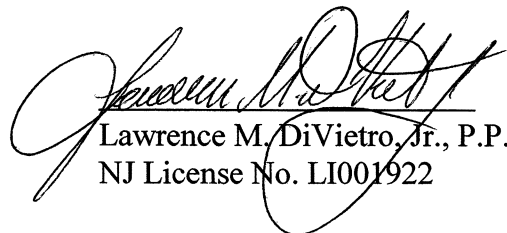
Master Plan

Housing Element and Fair Share Plan



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Borough of Pitman
Gloucester County, New Jersey

**Housing Element
and
Fair Share Plan**

Adopted: December 15, 2008

PLANNING BOARD

Henry Ryder, Chairman

Wilmer Kephart, Vice Chairman
Ron Fijalkowski
J. Michael Olderman
D. Clark Pierpont
Patti Kelly, Councilwoman

Nicholas Aspras
Allan Connors
John Glenn
Penny Hausmann
Thomas Slenkamp

Michael Batten, Mayor

Arthur J. MacDonald Jr., Esq., Solicitor

Marie Weaver, Secretary

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BOROUGH OF PITMAN HOUSING ELEMENT AND FAIR SHARE PLAN

I. Introduction

As required by the Fair Housing Act, signed into law in July of 1985, municipalities, which chose to enact and enforce a zoning ordinance, are mandated to prepare a Housing Element as part of the community's Master Plan. As of August 1988, one of the required Elements of a Master Plan is a Housing Element, which includes an analysis of housing, demographic, and employment characteristics, and an analysis of municipal lands appropriate for affordable housing.

Along with setting the basis for a Housing Element, the Fair Housing Act also created the COAH (Council on Affordable Housing) to administer and implement affordable housing policy among local governments. COAH established both procedural and substantive rules for communities to create a Compliance Plan to address the affordable housing obligation that is based on a regional fair share allocation formula. A municipality's land development regulations are now entitled to a ten-year presumption of validity against future legal challenges with either substantive certification from COAH or a Judgment of Compliance and Repose approved by a Court.

COAH's initial regulations on calculating a community's affordable housing obligation covered the time period of 1987-1993. In 1994, COAH adopted substantive rules setting forth the requirements for the second cycle of affordable housing plans that covered a twelve-year cumulative time period from 1987-1999. The substantive rules for COAH's third round were adopted on December 20, 2004, and covered the period from January 2000 to December 2014. The third-round rules adopted a new "growth share" methodology whereby the largest proportion of the regional housing need is assigned to those communities which are experiencing the greatest growth.

In response to numerous lawsuits filed against the third round rules, the Appellate Division issued a decision on January 25, 2007 that struck down the rules and required COAH to rewrite and republish sections of the rules that the Court found to be invalid or based upon insufficient data.

On May 6, 2008, the New Jersey COAH (Council on Affordable Housing) adopted revised third round affordable housing regulations. The new regulations are in response to the Appellate Division's January 2007 decision which remanded certain aspects of COAH's 2004 third round regulations for further analysis and rulemaking. The revised regulations meet the court's requirements while continuing the growth share approach, wherein municipalities provide for affordable housing in proportion to market-rate residential and non-residential growth in their communities. The adopted rules are effective as of June 2, 2008.

In addition, COAH proposed additional amendments to the regulations in response to the nearly 5,000 comments received from over 600 individuals and organizations. These amendments address changes needed to resolve issues brought to light during the comment period, for example, the treatment of affordable housing developments approved after 2004 under the previous affordable ratios (1 among 9 units and 1 for every 25 jobs).

The proposed amendments were published in the June 16, 2008, NJ Register, and were open for public comment until August 15, 2008. The amendments were adopted by COAH on September 22, 2008.

Under the adopted regulations, municipal growth share obligations are based on residential and non-residential growth from 2004 through 2018. One affordable unit must be provided among every five (5) residential units and one affordable housing unit must be provided for every 16 jobs created. The statewide prospective need is 115,000 affordable housing units.

Highlights of the proposed amendments are provided below:

- Municipal level household and employment growth projections have been updated to reflect new NJDEP Water Quality Management rules, municipal zoning data for municipalities in the Highlands region, and actual growth through 2006 for each municipality.
- Municipalities may apply for an adjustment to their household and employment growth projections based on a lack of available vacant land, including environmental and infrastructure constraints.

- COAH's vacant land analysis was revised to incorporate new NJDEP spatial data to expand the definition of C-1 streams, remove environmentally sensitive lands from current sewer service areas and recompute the development capacity of lands supported by septic systems pursuant to the new NJDEP Water Quality Management rules. In addition, the amendments use recently released Highlands spatial and other data to recompute the development capacity of lands in the Highlands Planning Area. These revisions result in a revised estimate of 1,012,692 acres of unconstrained and undeveloped vacant land in the State, with a residential development capacity of 711,670 dwelling units and non-residential capacity space of 1,090.6 billion square feet.
- To encourage ongoing municipal participation in COAH and to recognize those municipalities that pursued affordable housing opportunities, municipalities that approved affordable housing projects between December 20, 2004 and June 2, 2008 will receive a one-for-one bonus for each affordable housing unit approved.
- To promote development in smart growth and redevelopment areas, municipalities that include affordable housing units in smart growth areas near transit or those that include affordable housing units in redevelopment areas will receive a one-third bonus for every affordable unit approved.
- Municipalities may subtract demolitions of occupied non-residential buildings from the calculation of net growth in the municipality. Additionally, municipalities no longer need to measure vacancy levels of non-residential space.
- COAH has established presumptive densities and affordable housing set-asides for inclusionary developments based on the State Development and Redevelopment Plan. Higher density standards are established in Planning Area s1, 2 and Centers and lower densities outside of these growth areas.
- Inclusionary developments in workforce housing census tracts will have a 15 percent affordable housing set-aside requirement to recognize potential economic feasibility issues with these projects and encourage the production of rental housing. The Borough of Pitman is not included in the workforce housing tract areas.
- A new regional provision has been added to permit municipalities to work with regional entities such as the New Jersey Meadowlands Commission and Fort Monmouth to address regional obligations.

- More flexibility has been added to the provision granting credit for affordable housing in redevelopment areas.
- Municipalities may continue to receive age-restricted credits, credits addressing the rental requirement and RCA credits included in a previously certified second round plan or judgment of compliance, if the particular compliance mechanism used continues to present a realistic opportunity.
- Replacement square footage of hospitals and nursing homes relocating within the same COAH region will be exempt from a growth share obligation.
- The number of jobs generated by warehouse construction was reduced from 1.5 to 1 job per 1,000 square feet.

COAH's new rules include a flexible array of options for municipalities to meet affordable housing obligations, including inclusionary zoning, redevelopment, municipally-sponsored 100 percent affordable developments, the market-to-affordable program which allows a buying down of existing market-rate units, reconstruction (gut rehabilitation) of existing units, accessory apartment programs, and the affordable housing partnership program which permits a municipality to cooperate with another municipality(ies) and/or redevelopment authorities, nonprofit organizations and regional planning commissions to build low- and moderate-income housing. Additionally, municipalities may propose other innovative programs or mechanisms to provide affordable housing.

All municipalities will incur an obligation of one (1) new affordable housing unit for every four (4) market-rate homes that are constructed and for every sixteen (16) new jobs. These obligations are only based upon net increases in housing and jobs.

Pitman adopted Housing Elements to the Master Plan in 1986, 1990, 1992, and 2000, which addressed the Borough's obligation for 1987-1999. A draft plan was prepared in 2005 addressing Pitman's cumulative housing obligation for the period 1999-2014, which anticipated the implementation of RCA's due to the lack of developable land in the borough.

II. Affordable Housing

Affordable housing is defined as a dwelling, either for sale or rent, that is within the means of households of either low or moderate income in their housing region. Pitman is in COAH's Region 5, which includes Burlington, Camden, and Gloucester Counties. In the third round, COAH has also included very low-income households pursuant to a modified range of affordability rules. Providing housing for very low-income households is not required, but it entitles a municipality to an additional bonus credit for such units. Very low-income households are those earning less than 30% of the regional median income, an amount equal to \$22,290 or less per year for a household of four persons. Low-income households are those with annual incomes that are between 50% and 30% of the regional median income, or up to \$37,150 a year for a four-person household. Moderate-income households are those earning between 50% and 80% of the regional median income, or up to \$59,440 a year for a four-person household.

COAH requires that the maximum rent for affordable units within an affordable development be affordable to households that earn no more than 60% of the median income for the region. The average rent must be affordable to households earning no more than 52% of median income and at least 10% of the units must be affordable to households earning no more than 35% of median income. The maximum sales price for affordable units must be affordable to households that earn no more than 70% of the median income. The average unit must be affordable to a household that earns no more than 55% of the median income.

The key to determining whether the cost of housing meets "affordable" guidelines is the proportion of monthly household income spent on housing. Renters are expected to use no more than 30% of their income for housing while homeowners' housing expenses are limited to 28%. These monthly housing costs include utilities and, in the case of sale housing, mortgage principal and interest, taxes, and insurance. The current COAH 2008 income standards as applied to Pitman, as well as the maximum payments for a household at the upper limits of the very low (30% of median income), low- (50% of median income) and moderate-income (80% of median) categories are shown in Figure 1:

Figure 1

2008 Regional Income Limits Region 5.

	1 Person	*1.5 Person	2 Person	*3 Person	4 Person	*4.5 Person	5 Person	6 Person	7 Person	8 Person
Median	\$52,010	\$55,725	\$59,440	\$66,870	\$74,300	\$77,272	\$80,244	\$86,188	\$92,132	\$98,076
Moderate	\$41,608	\$44,580	\$47,552	\$53,496	\$59,440	\$61,818	\$64,195	\$68,950	\$73,706	\$78,461
Low	\$26,005	\$27,863	\$29,720	\$33,435	\$37,150	\$38,636	\$40,122	\$43,094	\$46,066	\$49,038
Very Low	\$15,603	\$16,718	\$17,832	\$20,061	\$22,290	\$23,182	\$24,073	\$25,856	\$27,640	\$29,423

*These columns are for calculating the pricing for one, two and three bedroom sale and rental units as per N.J.A.C. 5:80-26.6(b) and N.J.A.C. 5:80-26.12(a).

(Moderate income is between 80 and 50 percent of the median income. Low income is 50 percent or less of median income. Very low income is 30 percent or less of median income.)

III. Housing, Demographics and Employment

The recently revised COAH regulations require that the Housing Element be updated to take into account the 2000 Census data. In addition, COAH requires the following as part of a community's housing element:

- An inventory of the municipality's housing stock and a projection of the housing stock for the next six years;
- An analysis of the municipality's demographic and employment characteristics;
- A determination of the municipality's fair share for low and moderate income housing; and
- A land use analysis of Borough lands appropriate for affordable housing, along with any applicable environmental analysis and an assessment of public utility service for each site.

HOUSING STOCK INVENTORY AND POPULATION CHANGES

The 1990 Census found that the number of housing units in Pitman was reduced by 6 units when compared to the 1980 count, going from 3,532 to 3,526. Based on discussions with Borough staff and a review of data from the last Housing Plan and other census information, this downward trend

did not appear to be accurate. To compensate for the building that did take place, the demolition of 70 to 80 units would have been required to reduce the total to 3,526. The records only indicated the demolition of 16 units. See Figure below for a total number of units in Pitman. However, the 2000 Census data reported that the Borough had 3,653 housing units. The latest census figure is more closely correlated by building permit data, however it does not totally reconcile the 1990 count.

Since 1990 there has been slow but steady construction activity. Construction office records indicate that permits for 114 new dwelling units have been issued during the last 17 years. Twenty-seven (27) units have been demolished leaving a net increase of 87 units for the period. (See Figure 2, Residential Building Permits, 1990 to 2007.) The minimal amount of building activity in Pitman, while in contrast to the exploding suburban communities in the region, is typical of older developed municipalities.

Figure 2
Residential Building Permits
1990 to 2007

Year	Permits Issued	Units Demolished	Net Gain
1990-1999	92	17	75
2000	1	0	1
2001	1	1	0
2002	5	3	2
2003	2	2	0
2004	2	1	1
2005	5	1	4
2006	4	2	2
2007	2	0	2
Total	114	27	87

Source: Pitman Borough Construction Office and NJDCA

Pitman's population has exhibited a downward trend since 1970 when the Borough's population peaked at 10,257 persons. The 1980 population of 9,744 represented a loss of 5%. The 9,365 persons counted in the 1990 census again indicated a negative trend with a reduction of 3.89%. The 2000 Census count was 9,331 indicating a loss of 0.2% or 34 persons.

The most recent population estimates available published by the DVRPC provide forecasts through 2035. The population in 2005 was estimated to be 9,162 persons. If the 2005 total is valid, the overall loss of population since 1970 has been 10.7%.

Of the seven counties within its purview, the DVRPC (Delaware Valley Regional Planning Commission) predicts that Gloucester, along with Bucks and Chester counties will experience the strongest population growth over the next twenty years. This is not the case with Pitman. The projection by DVRPC indicates a gradual increase in population through 2020 when they expect the population to reach 9,660, or 3.5% more residents than 2000.

As with most communities in the region, the persons per household has continued to decline. Total net housing unit growth from 1990 to 2007 (estimated) was 87 units or a 9.0% increase compared to the just observed loss of 0.2% in population. (See Figure 3, Population, Housing and Persons Per Occupied Unit, 1970 to 2000). Correspondingly, the number of persons per household dropped from 3.10 in 1970 to 2.59 in 2000.

Figure 3
Population, Housing and Persons per Occupied Unit
1970 to 2000

	1970	1980	1990	2000	% Change '70 to '90	% Change '80 to '90	% Change '90 to '00
Population	10,257	9,744	9,365	9,331	-8.70%	-3.89%	-0.2%
Housing Units	3,393	3,532	3,526	3,653	3.92%	- .17%	3.6%
Occupied Units	3,305	3,399	3,460	3,473	4.69%	1.79%	0.3%
Persons per Occupied Unit	3.10	2.87	2.71	2.59	-12.79%	-5.58%	-4.4%

Source: U.S. Census of Housing 2000

The most recent U.S. Census Estimate of Population shows that the July 2007 population is 9,219 persons which is a further decline of 1.2% from the 2000 census count.

Pitman continues to remain primarily a community of single-family homes, with 79.4% of all dwellings in 2000 either single-unit detached or attached. 14.9% of all units were in structures of 2-9 units and 4.7% were in structures with 10 or more units. Pitman also had none of its units in two remaining categories described by the Census Bureau as “mobile home or trailer” and “other.” * These figures indicate only small differences since the 1990 Census findings of 77.7% single-family, 15.3% in structures of 2-9 units, and 5.8% in structures with 10 or more units. (See Figure 4, Occupied Housing Units By Units in Structure, 2000)

Figure 4
Occupied Housing Units By Units In Structure, 2000

Structure Type	Number 1990	Number 2000	Percent 1990	Percent 2000
1, Detached	2,649	2,618	75.1%	75.4%
1, Attached	91	139	2.6%	4.0%
2 to 4 Units	470	434	13.3%	12.5%
5 to 9 Units	74	85	2.1%	2.4%
10 or More Units	204	97	5.8%	4.7%
Mobile or Trailer *	2	0	.06%	0
Other *	36	0	1.0%	0
Total	3,526	3,473	100%	100%

Source: U.S. Census 2000

Owner-occupied housing units remain the dominant type of unit by tenure in Pitman. Despite a higher proportion of multifamily units, the proportion of owner-occupied units increased slightly from 73.2% to 74.5% with rental units dropping from 26.8% to 25.5%. (See Figure 5, Occupied Housing Stock by Tenure, 1990 and 2000) There were 180 units that were listed as vacant in the 2000 census. Of these, 8 were listed as seasonal use. The vacancy rate for owner-occupied units was 1.8% and for rental units was 5.6% which was an increase from the vacancy rates in 1990.

Figure 5
Occupied Housing Stock by Tenure, 1990 and 2000

	1990	Percent	2000	Percent
Owner-Occupied	2486	73.2%	2589	74.5%
Renter-Occupied	909	26.8%	884	25.5%
Total	3395	100%	3473	100%

Source: U.S. Census

As expected in an historic community, Pitman housing stock has a significant proportion of dwellings built prior to 1950. As of 2007, 75% of the stock was built prior to 1960, while 44.2% was built before 1940. This indicator alone is the primary reason that Pitman was included on the State's list of the 100 most distressed municipalities in 1996. (See Figure 6, Age of Occupied Housing Stock, 2007)

Figure 6
Age of Occupied Housing Stock, 2007

Year Structure Built	Number	Percent
1999-2007	22	0.6%
1995-1998	46	1.3%
1990-1994	34	1.0%
1980-1989	109	3.1%
1970-1979	179	4.8%
1960-1969	500	14.4%
1940-1959	1,070	30.8%
1939 or earlier	1,535	44.25%
Total	3,495	100%
Percent 1999 and earlier ¹		99.4%
Percent 2000 to 2007		0.6%

1. 2000 U.S. Census of Housing

2. NJDCA

The value of Pitman's owner-occupied housing is shown in Figure 7, Value of Owner-Occupied

Housing in Pitman Borough. This figure shows 2000 Census data. Pitman continues to have some moderately-priced housing units with 58.4% of the owner-occupied homes having a value of less than \$125,000 which does not reflect 2007 values. Although these units are important in providing a range of housing opportunities for some existing residents, they do not meet the needs of existing residents who are forced to pay more than the current affordability guidelines for their current housing or for future residents in need of affordable units. To be counted towards the Borough's fair share obligation under COAH rules, units must be created after 1990 and must have affordability controls (which are restrictions placed on a unit to insure future affordability). The median value of all owner-occupied housing in Pitman in 2000 was approximately \$118,500.

Figure 7

Value of Owner-Occupied Housing in Pitman Borough

Range of 2000 Housing Values		Units	Percent
Less than	\$49,999	22	0.9%
\$50,000 -	\$59,999	10	0.4%
\$60,000 -	\$69,999	64	2.7%
\$70,000 -	\$79,999	114	4.7%
\$80,000 -	\$89,999	155	6.4%
\$90,000 -	\$99,999	265	11%
\$100,000 -	\$124,999	777	32.3%
\$125,000 -	\$149,999	491	20.4%
\$150,000 -	\$174,999	250	10.4%
\$17,000 -	\$199,999	119	4.9%
\$200,000 -	\$249,999	91	3.8%
\$250,000	or more	49	2.0%
Total		2407	100%

Source: 2000 Census

As shown in Figure 8, Gross Rents in Pitman, 2000, there are moderately-priced rental properties in Pitman. More than 9.9% of all rental units in Pitman had a gross rent of less than \$500. The median rent reported in the 2000 census for all rental units was \$654, which represents an increase from \$442 in 1990.

Figure 8
Gross Rents in Pitman, 2000

Gross Rents	Households	Percentage
Less than \$300	7	0.8
\$300 to \$499	81	9.1
\$500 to \$749	547	61.7
\$750 to \$999	191	21.6
\$1,000 to \$1,499	29	3.3
\$1,500 or more	7	0.8
No cash rent	24	2.7
Specified Renter-Occupied Units	886	100%

Source: 2000 Census

Among those households which owned their own home in 2000, 26.8% of those households spent more than 30% of their income on housing costs, a significant increase from 1990. The sample of renters used to review this issue revealed that nearly 40% of renters in Pitman spent more than 30% of their income on rent. This data is displayed in Figure 9, Selected Owner-Occupied Housing Costs as a Percentage of Monthly Income, and Figure 10, Gross Rent as a Percentage of Monthly Income.

Figure 9
Selected Owner-Occupied Housing Costs
as a Percentage of Monthly Income, 2000

Percentage of Income	Households	Percentage
Less than 20 Percent	1123	46.7
20 to 24 Percent	344	14.3
25 to 29 Percent	287	11.9
30 to 34 Percent	227	9.4
35 Percent or More	420	17.4
Not Computed	6	0.2
Specified Owner-Occupied Units	2407	100%

Source: 2000 Census

Figure 10

Gross Rent as a Percentage of Monthly Income, 2000

Percentage of Income	Households	Percentage
Less than 20 Percent	287	32.4
20 to 24 Percent	96	10.8
25 to 29 Percent	128	14.4
30 to 34 Percent	88	9.9
35 Percent or More	258	29.1
Not Computed	29	3.3
Specified Renter-Occupied Units	886	100%

Source: 2000 Census

The census contains a number of indicators which can be used to estimate the extent of substandard housing units in any community. Six of these indicators were utilized by COAH to identify substandard units likely to be occupied by low- and moderate-income households: persons per room, lack of complete plumbing or kitchen facilities, inadequate heating facilities, and inadequate sewer or water facilities. Thirty-six (36) dwelling units in Pitman were occupied by more than 1.01 persons per room. This is a standard commonly used to indicate whether a unit is overcrowded. Six (6) units lacked complete plumbing facilities.

DEMOGRAPHIC AND EMPLOYMENT CHARACTERISTICS

The age distribution of the population can also have important implications for the housing plan. Communities with a relatively large proportion of children have a need for larger, family units, while those with high proportions of senior citizens may have a need for smaller units.

The Median age was 37.9 years in 2000 compared to 36.1 years for Gloucester County.

As shown in Figure 11, Age Distribution of Population, the age distribution of the population in Pitman has shown relatively insignificant changes between 1990 and 2000 in respect to children and the 40-49 age group.

Figure 11
Age Distribution of Population
Comparing 1990 to 2000 and by Age Group

Age Group	1990	Percent	Age Group	2000	Percent
Under 5	633	6.76%	Under 5	533	5.7%
5 - 19	1900	20.29%	5 - 19	2008	21.5%
20 - 29	1327	14.17%	20 - 24	571	6.1%
30 - 39	1430	15.27%	25 - 34	1,103	11.8%
40 - 49	1321	14.11%	35 - 44	1,500	16.1%
50 - 59	823	8.79%	45 - 54	1,366	14.6%
60 - 64	427	4.56%	55 - 64	848	9.1%
65 and over	1504	16.06%	65 - 74	646	6.9%
			75 and over	756	8.1%
Total	9365	100%		9,331	100%

Note: The census report change age categories for 2000.

The number of children aged 5-19 increased by 5.3% while the 40-49 age group increased by 34.52%. There were 3,473 households in Pitman in 2000 of which 2431 are family households, a decrease of 23 family households from 1990.

Household income in Pitman, as shown in Figure 12, Household Income: 2000, notes that just over 6.3% of all households had an income of less than \$15,000. The current median income for Pitman is \$53,176.

Pitman's economy is experiencing a slow rate of growth. Pitman's 1998 employment was approximately 2813 jobs, representing 4.1% of the total employment base in Gloucester County. The Delaware Valley Regional Planning Commission estimates that in 2004, there are 2490 jobs in Pitman.

Figure 12**Household Income: 2000**

Range of 2000 Income			Number of Households	Percent
Less than			84	2.4%
\$10,000	to	\$14,999	170	4.9%
\$15,000	to	\$24,999	422	12.1%
\$25,000	to	\$34,999	455	13.1%
\$35,000	to	\$49,999	624	17.9%
\$50,000	to	\$74,999	722	20.7%
\$75,000	to	\$99,999	473	13.6%
\$100,000	to	\$149,999	427	17.3%
More than		\$150,000	95	3.0%
			3472	100%

Median Income: \$53,176

Source: 2000 Census

By 2018, there are estimated to be 2686 jobs, a decrease of 4.7% from 1998. This projected decrease in the rate of growth is the slowest in Gloucester County.

IV. Housing Obligation 2004 - 2018

A municipality's housing element must include a projection of housing need and the municipality's strategy for addressing its present and future housing needs, with particular attention to low- and moderate-income housing, including the following components:

- A review of any unmet obligations from Rounds 1 and 2.
- A projection of the probable future construction of housing for ten years, covering the period January 1, 2004 through January 1, 2018;
- An analysis of the existing jobs and employment characteristics, and a projection of the probable future jobs and employment characteristics for ten years, covering the period January 1, 2004 through January 1, 2018;

- An analysis of how existing zoning or planned changes in zoning provide adequate capacity to accommodate residential and nonresidential growth projections;
- Plan projections for 2018 or growth projections for 2018 from the Metropolitan Planning Organization (MPO), or in an endorsed plan approved by the State Planning Commission, whichever is later, after December 20, 2004.

Prior Round Obligations

The Prior Round Obligation for Pitman was defined in the 1999 Housing Element; submitted for review shortly after adoption by the Borough. New Jersey's COAH (Council on Affordable Housing) completed that review in a letter dated August 10, 2005.

COAH, in their August 2005 review letter, states that Pitman Borough has the following obligations:

- Forty (40) unit new construction for the second round
- Eight (8) unit rehabilitation obligation for the third round

The following units were applied to meet the prior round need, as identified in the 1999 Master Plan:

- Five (5) units, Holly Glen inclusionary development
- Three (3) units rental bonus credit, Holly Glen inclusionary development
- Eighteen (18) units, alternative living arrangements (in group homes)
- Four (4) units, bonus credits for group-home beds

Previous Round Documentation

Within COAH's August 2005 letter, there were questions posed about three (3) of the homes used for credit in the previous round. The three (3) group homes run by The Training School at Vineland, 603 Grandview Avenue, 149 Brookfield Street, and 523 Alcyon Avenue, were established in 1998, 1995, and 1996 respectively. In addition, these facilities are established as developmentally disabled group homes, under state control and guidelines; therefore, all three sites meet the low- and moderate-income guidelines needed for inclusion as credits.

Unmet Need from Previous Round

Based on the adopted revised third-round rules letter from COAH, the Borough has an unmet need from the previous round of ten (10) housing units. The reductions to Pitman's planned unit total are as follows:

- Eight (8) units from the ARC Group Homes that were identified in the previous plan are not eligible for credit; these units were established before April 1, 1980.
- Two (2) rental bonuses are no longer applicable as they were derived from the group-home bed bonus (ARC Group Homes).

Summary, Previous Round Obligation Fulfillment

As established by the COAH review letter of August 2005, Pitman contributed thirty (30) units to their prior round obligation of forty (40) units. Pitman Borough will need to provide ten (10) additional units in their third round to meet this deficit.

Figure 13: Obligation Summary

	Units Provided	Prior Round Obligation
		40
Units	23	
Bonus Credits	7	
Total	30	
	Difference*	(10)

*total unmet need from prior round

Projection of Housing Growth 2004 - 2018

COAH requires that each municipality project what their housing growth will be for the fourteen year period 2004 - 2018 by examining certificates of occupancy for housing units built to date and projecting the number of housing units that will be built based on the number of units proposed in the Borough and available vacant land that could support residential construction. As a nearly fully developed Borough, the vacant land is minimal.

Certificate of Occupancy Projections 2005 - 2018

The Borough is almost fully developed, and there have been very few certificates of occupancy issued for new construction in the past five (5) years, twenty-two (22). The 2005 Fair Share plan stated "If enough new construction occurs over the next ten (10) years, the Borough will investigate options for purchasing RCA's or other housing opportunities to meet any future need." However the recent changes to the law (A-500) have eliminated RCA's as a compliance mechanism.

The Combined Planning Board has granted preliminary approval of a plan of the United Methodist Homes of New Jersey to reconstruct its congregate care and assisted-living facility. The complex will include a total of 253 net units, a new increase of thirteen (13) units; all of the new units are proposed to be low- and moderate-income, and will not contribute to the residential Growth Share. Pitman Manor has pledged a total of twenty (20) affordable units.

Population Projections from DVRPC

Until data is available from the State Development and Redevelopment Plan, municipalities are instructed to use projections from the MPO, which in the case of Pitman is the DVRPC (Delaware Valley Regional Planning Commission). The following Population Projection figure shows the 1990 and 2000 census population findings and DVRPC's estimate for 2005, 2020, and 2015. These projections show the generally static population of the Borough of Pitman. Overall, the population is only estimated to grow by thirty (30) people during the applicability of this Plan.

Figure 14: Population Projection

	Population	% Change	Total % Change (2005 to 2015)	Total Population Change (2005-2015)
1990 Population	9,365			
2000 Population	9,331	-0.043		
2005 Estimate	9,162	-1.81		
2010 Forecast	9,337	1.91		
2015 Forecast	9,503	1.78	3.72	341

Source: DVRPC

Assuming the 2.60 persons per household figure from the 2000 Census data remains consistent, Pitman would need 131 new homes to accommodate the new population. Although it should also be noted that the Borough had 180 vacant housing units, as tabulated by the 2000 Census, therefore, for purposes of this report, the population increase should not have an effect on the housing obligation of the Borough.

Overall Residential Growth Share Tabulation

One development which will impact the growth-share figure for the Borough of Pitman is the proposal for reconstruction of the United Methodist Homes, also know as Pitman Manor. Pitman Manor is proposing to tear down and rebuild a new facility, which would increase the number of beds, for renter-occupied, age-restricted units, from 240 beds currently to 253. However, because all of the net increase in units is proposed to be eligible for low or moderate income, no residential growth share is created.

Projection of Employment Growth 2004 - 2018

For each municipality, employment growth projections are obtained by reviewing certificates of occupancy for non-residential development and applying an “employee per square foot factor” based on the type of development. In 2004, based on COAH’s employee generation factor, the Borough

added approximately one (1) new job; however, predictions provided by COAH show a net increase of jobs within the Borough of 196, despite a trend of declining employment and without factoring in the severe contraction within the economy in the latter part of this decade.

Employment Projections from DVRPC

The projected job increase will incur a growth share of 12.25 units of affordable housing.

Figure 15: Employment Projection

	<i>Employment</i>	<i>% Change</i>	<i>Total % Change 2004 to 2018</i>	<i>Total Employment Change (2004 to 2018)</i>
<i>1998 count</i>	<i>2813</i>			
<i>2002 Estimate</i>	<i>2550</i>	<i>-9.3</i>		
<i>2004 Estimate</i>	<i>2490</i>	<i>-2.4</i>		
<i>2018 Forecast</i>	<i>2686</i>	<i>7.8</i>	<i>0.787</i>	<i>196</i>

Source: DVRPC

Other Proposed Job Growth

As mentioned previously, Pitman Manor will be reconstructing their existing facility. Employment for this type of development is based on two (2) jobs per 1,000 square feet of the net floor area. The net increase in floor area for Pitman Manor will be approximately 6,300 square feet, creating a need for one (1) affordable unit. Pitman Methodist Church has been rebuilt, but houses of worship are excluded from non-residential growth share calculations.

Overall Non-Residential Growth Share Tabulation

Based on the total potential job growth forecasted by two (2) potential developments within the Borough, it is estimated that the Non-Residential Growth Share is as follows:

Figure 16: Non-Residential Growth Share

New Jobs	196
Growth Share(jobs/16)	12.25
Total Growth Share (with rounding)	12

Pitman's Fair Share Obligation

The housing obligation for Pitman consists of three parts: the rehabilitation component, the remaining obligation for the prior rounds, and the growth share component.

Rehabilitation Share - Based on COAH's determination as published on October 20, 2008, Pitman has a rehabilitation obligation of twenty three (23) units. According to Gloucester County, Pitman has completed six (6) rehabilitation units since the beginning of this round of COAH obligation. The details of the six (6) units are as follows:

- 119 9th Avenue (Block 21, Unit 11); Very Low Income
 - Affordability Control: "forever lien," with an effective date of February 6, 2003, and a total hard cost of \$15,750.
- 114 Woodland Avenue (Block 104, Unit 13); Very Low Income
 - Affordability Control Type: "forever lien," with an effective date of July 23, 2002, and a total hard cost of \$17,000.
- 119 Kenton Avenue (Block 104, Unit 7A); Very Low Income
 - Affordability Control Type: "forever lien," with an effective date of January 6, 2002, and a total hard cost of \$13,430.
- 29 S. Oak Avenue (Block 4, Lot 14); Moderate Income
 - Affordability Control Type: "perpetual lien, effective date November 10, 2005, total cost \$18,125.
- 120 McClelland Avenue (Block 195, Lot 10); Low Income
 - Affordability Control Type: "perpetual lien" effective date June 26, 2007, total cost \$5,428.
- 129 McClelland Avenue (Block 198, Lot 7); Low Income
 - Affordability Control "perpetual lien" effective date February 8, 2008, total

cost \$2,250.

With the completion of six (6) units, Pitman will have a remaining obligation of rehabilitation units.

Obligation from Prior Rounds - As noted on in Figure 13, and in COAH's August 2005, review of the 2000, Housing Plan, Pitman has an unmet need of ten (10) units.

Residential Growth - One (1) affordable unit is to be provided for every five (5) new homes. The vacant land analysis performed by the Borough indicates there are 42 vacant lots and that could yield 81 units at COAH's default density of 6 units per acre, and yields a potential growth share of 16.3 units. The 81 units calculated in workbook "C" contrasts with the COAH projection of 261 new housing units.

Non-residential Growth - COAH has predicted that 196 new jobs will be created in Pitman through the year 2018. While this figure goes against the current trend of declining employment in the Borough the resulting growth share of 12.25 new units has been accepted by the Borough in analyzing its obligation.

Figure 17: Overall Housing Obligation 2005-2018

Unmet Obligation from Prior Rounds (From Fig. 12)	10		
<i>Growth Share</i>			
<i>Residential (from Workbook C)</i>	16.30		
<i>Non-residential (from COAH)</i>	12.25		
New Unit Obligation(prior round plus growth share):			39
Rehabilitation Requirement (as defined by COAH)	23		
Rehabilitation Units Completed (post 2000)	(6)		
Remaining Rehabilitation Unit Obligation			17
Total Remaining Obligation:			56

V. Opportunities to Meet the Third-Round Housing Obligation

Pitman Borough's total third-round obligation through 2018 is calculated at 64 units by COAH however is anticipated as only 39 units as indicated by the Borough's calculations. Traditionally, fair-housing obligations are met through inclusionary development where a percentage of the development is set-aside for low- and moderate-income households.

New third-round inclusionary sites can no longer use developer purchased Regional Contribution Agreements (RCAs) to send their obligation to other municipalities. They can be permitted to make a payment in lieu of the construction of affordable housing at a rate negotiated with the municipality, but the resulting units must be built in the municipality where the obligation is created, i.e., Pitman Borough.

Another opportunity would be for Pitman to work in cooperation with an experienced organization or consultant to construct units that are 100% affordable to low- and moderate-income households.

There are other potential means of meeting the third-round housing obligation that are sanctioned by COAH. These include the following.

1. Alternative living arrangements such as transitional facilities for the homeless; residential health care facilities; group homes for the developmentally disabled and mentally ill; and congregate living arrangements. The unit of credit for an alternative living arrangement is the bedroom.
2. Accessory apartments that are only available to low-income households. At least \$20,000 per unit must be used to subsidize the creation of the accessory apartment.
3. A Buy-Down Program may be utilized for up to ten (10) units to subsidize the cost of for-sale units so that they are purchased by a low- or moderate-income buyer at an affordable sales price. The municipality must demonstrate that there are sufficient for-sale market-rate units

within the municipality on the multiple listing service for a viable program. The unit must be certified by a licensed building inspector that it is in good condition, and at least \$25,000 must be spent per unit to bring it to code and to add affordability controls.

4. A similar municipally sponsored rental program can be created for a maximum of ten (10) units so that low- and moderate-income households can rent existing units with affordability controls. As with the buy-down program, the unit must be certified by a licensed building inspector that the building is in good condition, and at least \$25,000 must be spent per unit to bring it to code and to add affordability controls.
5. Municipalities could receive one (1) credit against their rehabilitation share for each ECHO (Elder Cottage Housing Opportunities) housing unit in which a low- or moderate-income occupant will reside.
6. Bedrooms in assisted-living residences may address a municipal housing obligation provided that a private-pay resident qualifies as low or moderate income or the resident receives a Medicaid waiver. The unit of credit is the bedroom.
7. Two or more municipalities within the same housing region can cooperate to build low- and moderate-income housing units by voluntarily entering into an agreement whereby each municipality sets forth the number of credits each municipality will be allotted, and each municipality contributes resources, such as funding, sewer, water, and land. An individual unit cannot be credited to more than one municipality. Each municipality shall, subject to the agreement, contribute resources, including, but not limited to, funding, sewer, water, and land.
8. A municipality can petition COAH for affordable-housing credits for innovative programs or approaches, provided that COAH's performance standards can be achieved and clearly demonstrated.
9. Municipalities can also receive a new-construction credit for each low- or moderate-income

for-sale housing unit that is subject to affordability controls that are scheduled to expire during the 1999-2018 period if those affordability controls are extended. Since housing controls for new construction extend for 30 years, no controls will expire during this cycle unless established in 1984 or earlier.

10. A municipality may receive two (2) units of credit for affordable units made available to households of the general public earning 30 percent or less of the median income by region. These households are defined as very low income.

VI. Meeting Pitman's Fair Share Obligation

In order to meet Pitman's prior and current round obligation, this Plan proposes to accomplish the following:

Rehabilitation Share - The seventeen (17) rehabilitation units needed to meet this requirement will be identified and completed per the COAH regulations and standards. Funding will be provided via continuation of the existing Gloucester County Home Rehabilitation Program. Additional funding may be available from the Affordable Housing Trust Fund, when it is funded.

Un-Met Need from Prior Rounds - The ten (10) units will be part of the Pitman Manor reconstruction. The owners/operators of this project have determined that twenty (20) of the units will be set aside and have the appropriate affordability controls. These twenty (20) units will be age restricted, and because none of the thirty (30) units and credits from Pitman Borough's prior round obligation had age restrictions, the use of ten (10) credits from Pitman Manor will not exceed the cap for age-restricted units.

Growth Share Requirement - As per the tabulation, Pitman is required to provide three (3) units, with a minimum of 35% (or four (4) units) of rental housing and a maximum of 25% (or two (2) units) of age-restricted housing.

Figure 17: Housing Type Requirements

Prior Round Obligation:	10
Age-Restricted Maximum (25% of Growth Share):	5
Minimum Rental Obligation (25% of Growth Share):	5

Potential Housing Strategies

1. *Prior Round Need:* Pitman Manor has agreed to provide twenty (20) units of affordable housing. It has previously proposed to use ten (10) of these units to meet the prior obligation.
2. *Age-Restricted Maximum:* As stated above, the Borough of Pitman is limited to five (5) units of age-restricted housing for the current round. Five (5) of the units pledged by Pitman Manor will be applied to meet this obligation; that will satisfy the rental obligation. The remaining affordable units in Pitman Manor will be held in reserve for the next round.
3. The remaining six (6) units of non-age-restricted housing needed to meet the current round obligation will be provided by Pitman Borough in the Grove area. Borough Council has agreed to donate land (and any existing structures) to a qualified organization or builder that will provide the housing opportunities. Six (6) of the following sites, currently owned and controlled by the Borough, will be made available for the construction of new-family low- and moderate-income homes (also shown on the following map):
 - a. Block 10, Lot 6
 - b. Block 11, Lot number to be created
 - c. Block 12, Lot neighboring Lot 20
 - d. Block 23, Lot before Lot 40

- e. Block 14, Lot before Lot 10
- f. Block 14, Lot 35
- g. Block 14, Lot 21
- h. Block 15, Lot before Lot 10
- i. Block 15, Lot between 27 and 33
- j. Block 22, Lot 27
- k. Block 32, Lot 2 (with existing house to be demolished)
- l. Block 32, Lot near Eight Ave.
- m. Block 20, Lot 10
- n. Block 20, Lot 13
- o. Block 18, Lot 15

Not all of these lots have been completely delineated with exact lot lines or official lot numbers. The Borough will be working with a qualified organization or builder to configure the lots, and determine which of the lots meet the specific requirements of the Non-Profit.

- 4. *Adopt a Growth Share Ordinance:* Pitman Borough's Council is in the process of adopting a Growth Share Ordinance that requires all new residential and non-residential development to address growth share. Residential developments of more than four (4) units will be required to provide an affordable-housing set-aside equal to 20% of the units. Developments of four (4) units or less will be exempt. Non-residential development will be required to provide one (1) affordable unit for every sixteen (16) jobs created, as determined by COAH regulations. Development that will produce less than thirteen (13) jobs will be exempt. Affordable-housing units that will be mandated by the Growth Share Ordinance may be created in a manner approved by COAH, and described above. The Growth Share Ordinance is designed to ensure that any development not anticipated by this plan is captured. The proposed Growth Share Ordinance is attached in the Appendix.

Credits

Rental Credits - No family-rental units are currently proposed since no rental credits are included in the plan. The rental obligation is met in age-restricted units from Pitman Manor.

Spending Plan

The Borough will establish an Affordable-Housing Fund. This fund shall be an interest-bearing bank account, it shall not be commingled with other Borough funds, and its proceeds shall be limited to affordable-housing activities, although up to 20% of the Affordable-Housing Trust Fund may be utilized for administrative expenses. The Borough requests that the spending plan portion of the Fair Share Plan be subject to future discussion and approval by COAH as the final number of the Fair Share obligation is agreed upon.

The Borough has proposed, and is in the process of adopting, a Development Fee Ordinance. The ordinance authorizes the imposition of a fee equal to 1.5% of the equalized assessed value of residential development, and 6% where a density or floor area ratio variance is granted. Any future development will be subject to this ordinance. Developments that received preliminary approval prior to the adoption of this ordinance, such as the new Pitman Manor and the Pitman United Methodist Church, will not be subject to it.

In *Holmdel, Builder's Ass'n v. Holmdel Township*, 121 N.J. 550 (1990), it was determined by the New Jersey Supreme Court that mandatory development fees are authorized by the Fair Housing Act of 1985, N.J.S.A. 52:27D-301 et seq. and the State Constitution, subject to the COAH (Council on Affordable Housing) developing rules.

While it is not possible to determine how much money may be available to the Affordable-Housing Trust Fund, the monies will be used for affordable housing and will address any shortfalls determined during the required bi-ennial reviews. Typical uses of these funds may be for housing rehabilitation projects, or buy-down programs.

APPENDIX A

PROPOSED GROWTH SHARE ORDINANCE

**BOROUGH OF PITMAN
ORDINANCE NO. 200_ - _**

**AN ORDINANCE OF THE BOROUGH OF PITMAN
AUTHORIZING THE COLLECTION OF AFFORDABLE HOUSING
DEVELOPMENT FEES**

1. Purpose

- a) In Holmdel Builder's Association V. Holmdel Township, 121 N.J. 550 (1990), the New Jersey Supreme Court determined that mandatory development fees are authorized by the Fair Housing Act of 1985 (the Act), N.J.S.A. 52:27d-301 et seq., and the State Constitution, subject to the Council on Affordable Housing's (COAH's) adoption of rules.
- b) Pursuant to P.L.2008, c.46 section 8 (C. 52:27D-329.2) and the Statewide Non-Residential Development Fee Act (C. 40:55D-8.1 through 8.7), COAH is authorized to adopt and promulgate regulations necessary for the establishment, implementation, review, monitoring and enforcement of municipal affordable housing trust funds and corresponding spending plans. Municipalities that are under the jurisdiction of the Council or court of competent jurisdiction and have a COAH-approved spending plan may retain fees collected from non-residential development.
- c) This ordinance establishes standards for the collection, maintenance, and expenditure of development fees pursuant to COAH's regulations and in accordance P.L.2008, c.46, Sections 8 and 32-38. Fees collected pursuant to this ordinance shall be used for the sole purpose of providing low- and moderate-income housing. This ordinance shall be interpreted within the framework of COAH's rules on development fees, codified at N.J.A.C. 5:97-8.

2. Basic requirements

- a) This ordinance shall not be effective until approved by COAH pursuant to *N.J.A.C. 5:96-5.1*.
- b) The Borough of Pitman shall not spend development fees until COAH has approved a plan for spending such fees in conformance with *N.J.A.C. 5:97-8.10* and *N.J.A.C. 5:96-5.3*.

3. Definitions

- a) The following terms, as used in this ordinance, shall have the following meanings:
- i. **“Affordable housing development”** means a development included in the Housing Element and Fair Share Plan, and includes, but is not limited to, an inclusionary development, a municipal construction project or a 100 percent affordable development.
 - ii. **“COAH”** or the **“Council”** means the New Jersey Council on Affordable Housing established under the Act which has primary jurisdiction for the administration of housing obligations in accordance with sound regional planning consideration in the State.
 - iii. **“Development fee”** means money paid by a developer for the improvement of property as permitted in *N.J.A.C. 5:97-8.3*.
 - iv. **“Developer”** means the legal or beneficial owner or owners of a lot or of any land proposed to be included in a proposed development, including the holder of an option or contract to purchase, or other person having an enforceable proprietary interest in such land.
 - v. **“Equalized assessed value”** means the assessed value of a property divided by the current average ratio of assessed to true value for the municipality in which the property is situated, as determined in accordance with sections 1, 5, and 6 of P.L.1973, c.123 (C.54:1-35a through C.54:1-35c).
 - vi. **“Green building strategies”** means those strategies that minimize the impact of development on the environment, and enhance the health, safety and well-being of residents by producing durable, low-maintenance, resource-efficient housing while making optimum use of existing infrastructure and community services.

4. Residential Development fees

- a) Imposed fees
- i. Within the all Residential district(s), residential developers, except for developers of the types of development specifically exempted below, shall pay a fee of one and a half (1.5%) percent of the equalized assessed value for residential development provided no increased density is permitted.
 - ii. When an increase in residential density pursuant to N.J.S.A. 40:55D-70d(5) (known as a “d” variance) has been permitted, developers may be required to pay a development fee of six (6%) percent of the equalized assessed value for each additional unit that may be realized. However, if the zoning on a site has changed during the two-year period preceding the filing of such a variance application, the base density for the purposes of calculating the bonus

development fee shall be the highest density permitted by right during the two-year period preceding the filing of the variance application.

Example: If an approval allows four units to be constructed on a site that was zoned for two units, the fees could equal one and a half percent of the equalized assessed value on the first two units; and the specified higher percentage up to six percent of the equalized assessed value for the two additional units, provided zoning on the site has not changed during the two-year period preceding the filing of such a variance application.

- b) Eligible exactions, ineligible exactions and exemptions for residential development
 - i. Affordable housing developments and developments where the developer has made a payment in lieu of on-site construction of affordable units shall be exempt from development fees.
 - ii. Developments that have received preliminary or final site plan approval prior to the adoption of a municipal development fee ordinance shall be exempt from development fees, unless the developer seeks a substantial change in the approval. Where a site plan approval does not apply, a zoning and/or building permit shall be synonymous with preliminary or final site plan approval for this purpose. The fee percentage shall be vested on the date that the building permit is issued.
 - iii. *[optional]* Development fees shall be imposed and collected when an existing structure undergoes a change to a more intense use, is demolished and replaced, or is expanded, if the expansion is not otherwise exempt from the development fee requirement. The development fee shall be calculated on the increase in the equalized assessed value of the improved structure.
 - iv. *[optional]* Developers of *[specific types of residential development, for example developments with one or two owner-occupied dwelling units, residential structures demolished and replaced as a result of a natural disaster, green buildings etc.]* shall be *[select only one of the following: exempt from paying a development fee, or subject to a reduced fee of X percent]*.
 - v. *[optional]* Within the *[name of zoning district(s) or area(s), e.g. TOD District, Revenue Allocation District, Historic District, etc.]*, residential developers shall be exempt from paying a development fee.

5. Non-residential Development fees

- a) Imposed fees

- i. Within all zoning districts, non-residential developers, except for developers of the types of development specifically exempted, shall pay a fee equal to two and one-half (2.5) percent of the equalized assessed value of the land and improvements, for all new non-residential construction on an unimproved lot or lots.
 - ii. Non-residential developers, except for developers of the types of development specifically exempted, shall also pay a fee equal to two and one-half (2.5) percent of the increase in equalized assessed value resulting from any additions to existing structures to be used for non-residential purposes.
 - iii. Development fees shall be imposed and collected when an existing structure is demolished and replaced. The development fee of two and a half percent (2.5%) shall be calculated on the difference between the equalized assessed value of the pre-existing land and improvement and the equalized assessed value of the newly improved structure, i.e. land and improvement, at the time final certificate of occupancy is issued. If the calculation required under this section results in a negative number, the non-residential development fee shall be zero.
- b) Eligible exactions, ineligible exactions and exemptions for non-residential development
- i. The non-residential portion of a mixed-use inclusionary or market rate development shall be subject to the two and a half (2.5) percent development fee, unless otherwise exempted below.
 - ii. The 2.5 percent fee shall not apply to an increase in equalized assessed value resulting from alterations, change in use within existing footprint, reconstruction, renovations and repairs.
 - iii. Non-residential developments shall be exempt from the payment of non-residential development fees in accordance with the exemptions required pursuant to P.L.2008, c.46, as specified in the Form N-RDF "State of New Jersey Non-Residential Development Certification/Exemption" Form. Any exemption claimed by a developer shall be substantiated by that developer.
 - iv. A developer of a non-residential development exempted from the non-residential development fee pursuant to P.L.2008, c.46 shall be subject to it at such time the basis for the exemption no longer applies, and shall make the payment of the non-residential development fee, in that event, within three years after that event or after the issuance of the final certificate of occupancy of the non-residential development, whichever is later.
 - v. If a property which was exempted from the collection of a non-residential development fee thereafter ceases to be exempt from property taxation, the

owner of the property shall remit the fees required pursuant to this section within 45 days of the termination of the property tax exemption. Unpaid non-residential development fees under these circumstances may be enforceable by the Borough of Pitman as a lien against the real property of the owner.

6. Collection procedures

- a) Upon the granting of a preliminary, final or other applicable approval, for a development, the applicable approving authority shall direct its staff to notify the construction official responsible for the issuance of a building permit.
- b) For non-residential developments only, the developer shall also be provided with a copy of Form N-RDF "State of New Jersey Non-Residential Development Certification/Exemption" to be completed as per the instructions provided. The Developer of a non-residential development shall complete Form N-RDF as per the instructions provided. The construction official shall verify the information submitted by the non-residential developer as per the instructions provided in the Form N-RDF. The Tax assessor shall verify exemptions and prepare estimated and final assessments as per the instructions provided in Form N-RDF.
- c) The construction official responsible for the issuance of a building permit shall notify the local tax assessor of the issuance of the first building permit for a development which is subject to a development fee.
- d) Within 90 days of receipt of that notice, the municipal tax assessor, based on the plans filed, shall provide an estimate of the equalized assessed value of the development.
- e) The construction official responsible for the issuance of a final certificate of occupancy notifies the local assessor of any and all requests for the scheduling of a final inspection on property which is subject to a development fee.
- f) Within 10 business days of a request for the scheduling of a final inspection, the municipal assessor shall confirm or modify the previously estimated equalized assessed value of the improvements of the development; calculate the development fee; and thereafter notify the developer of the amount of the fee.
- g) Should the Borough of Pitman fail to determine or notify the developer of the amount of the development fee within 10 business days of the request for final inspection, the developer may estimate the amount due and pay that estimated amount consistent with the dispute process set forth in subsection b. of section 37 of P.L.2008, c.46 (C.40:55D-8.6).

- h) Fifty percent of the development fee shall be collected at the time of issuance of the building permit. The remaining portion shall be collected at the issuance of the certificate of occupancy. The developer shall be responsible for paying the difference between the fee calculated at building permit and that determined at issuance of certificate of occupancy.
- i) Appeal of development fees
 - 1) A developer may challenge residential development fees imposed by filing a challenge with the County Board of Taxation. Pending a review and determination by the Board, collected fees shall be placed in an interest bearing escrow account by the Borough of Pitman. Appeals from a determination of the Board may be made to the tax court in accordance with the provisions of the State Tax Uniform Procedure Law, R.S.54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.
 - 2) A developer may challenge non-residential development fees imposed by filing a challenge with the Director of the Division of Taxation. Pending a review and determination by the Director, which shall be made within 45 days of receipt of the challenge, collected fees shall be placed in an interest bearing escrow account by the Borough of Pitman. Appeals from a determination of the Director may be made to the tax court in accordance with the provisions of the State Tax Uniform Procedure Law, R.S.54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.

7. Affordable Housing trust fund

- a) There is hereby created a separate, interest-bearing housing trust fund to be maintained by the chief financial officer of the Borough for the purpose of depositing development fees collected from residential and non-residential developers and proceeds from the sale of units with extinguished controls.
- b) The following additional funds shall be deposited in the Affordable Housing Trust Fund and shall at all times be identifiable by source and amount:
 - 1. payments in lieu of on-site construction of affordable units;
 - 2. developer contributed funds to make ten percent (10%) of the adaptable entrances in a townhouse or other multistory attached development accessible;
 - 3. rental income from municipally operated units;
 - 4. repayments from affordable housing program loans;
 - 5. recapture funds;
 - 6. proceeds from the sale of affordable units; and

7. any other funds collected in connection with the Borough of Pitmen's affordable housing program.
- c) Within seven days from the opening of the trust fund account, the Borough of Pitman shall provide COAH with written authorization, in the form of a three-party escrow agreement between the municipality, the bank and COAH to permit COAH to direct the disbursement of the funds as provided for in N.J.A.C. 5:97-8.13(b).
- d) All interest accrued in the housing trust fund shall only be used on eligible affordable housing activities approved by COAH.

8 Use of funds

- a) The expenditure of all funds shall conform to a spending plan approved by COAH. Funds deposited in the housing trust fund may be used for any activity approved by COAH to address the Borough of Pitman's fair share obligation and may be set up as a grant or revolving loan program. Such activities include, but are not limited to: preservation or purchase of housing for the purpose of maintaining or implementing affordability controls, rehabilitation, new construction of affordable housing units and related costs, accessory apartment, market to affordable, or regional housing partnership programs, conversion of existing non-residential buildings to create new affordable units, green building strategies designed to be cost saving and in accordance with accepted national or state standards, purchase of land for affordable housing, improvement of land to be used for affordable housing, extensions or improvements of roads and infrastructure to affordable housing sites, financial assistance designed to increase affordability, administration necessary for implementation of the Housing Element and Fair Share Plan, or any other activity as permitted pursuant to N.J.A.C. 5:97-8.7 through 8.9 and specified in the approved spending plan.
- b) Funds shall not be expended to reimburse the Borough of Pitman for past housing activities.
- c) At least 30 percent of all development fees collected and interest earned shall be used to provide affordability assistance to low- and moderate-income households in affordable units included in the municipal Fair Share Plan. One-third of the affordability assistance portion of development fees collected shall be used to provide affordability assistance to those households earning 30 percent or less of median income by region.
 - i. Affordability assistance programs may include down payment assistance, security deposit assistance, low interest loans, rental assistance, assistance with homeowners association or condominium fees and special assessments, and assistance with emergency repairs.

- ii. Affordability assistance to households earning 30 percent or less of median income may include buying down the cost of low or moderate income units in the municipal Fair Share Plan to make them affordable to households earning 30 percent or less of median income.
- iii. Payments in lieu of constructing affordable units on site and funds from the sale of units with extinguished controls shall be exempt from the affordability assistance requirement.
- d) The Borough of Pitman may contract with a private or public entity to administer any part of its Housing Element and Fair Share Plan, including the requirement for affordability assistance, in accordance with N.J.A.C. 5:96-18.
- e) No more than 20 percent of all revenues collected from development fees, may be expended on administration, including, but not limited to, salaries and benefits for municipal employees or consultant fees necessary to develop or implement a new construction program, a Housing Element and Fair Share Plan, and/or an affirmative marketing program. In the case of a rehabilitation program, no more than 20 percent of the revenues collected from development fees shall be expended for such administrative expenses. Administrative funds may be used for income qualification of households, monitoring the turnover of sale and rental units, and compliance with COAH's monitoring requirements. Legal or other fees related to litigation opposing affordable housing sites or objecting to the Council's regulations and/or action are not eligible uses of the affordable housing trust fund.

9. Monitoring

- a) The Borough of Pitman shall complete and return to COAH all monitoring forms included in monitoring requirements related to the collection of development fees from residential and non-residential developers, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, barrier free escrow funds, rental income, repayments from affordable housing program loans, and any other funds collected in connection with the Borough of Pitman's housing program, as well as to the expenditure of revenues and implementation of the plan certified by COAH. All monitoring reports shall be completed on forms designed by COAH.

10. Ongoing collection of fees

- a) The ability for the Borough of Pitman to impose, collect and expend development fees shall expire with its substantive certification unless the Borough of Pitman has filed an adopted Housing Element and Fair Share Plan with COAH, has petitioned for substantive certification, and has received COAH's approval of its

development fee ordinance. If the Borough of Pitman fails to renew its ability to impose and collect development fees prior to the expiration of substantive certification, it may be subject to forfeiture of any or all funds remaining within its municipal trust fund. Any funds so forfeited shall be deposited into the "New Jersey Affordable Housing Trust Fund" established pursuant to section 20 of P.L.1985, c.222 (C.52:27D-320). The Borough of Pitman shall not impose a residential development fee on a development that receives preliminary or final site plan approval after the expiration of its substantive certification or judgment of compliance, nor shall the Borough of Pitman retroactively impose a development fee on such a development. The Borough of Pitman shall not expend development fees after the expiration of its substantive certification or judgment of compliance.

APPENDIX B

PROPOSED SPENDING PLAN

Affordable Housing Trust Fund Spending Plan (PROPOSED)

INTRODUCTION

The Borough of Pitman, County of Gloucester has prepared a Housing Element and Fair Share plan that addresses its regional fair share of the affordable housing need in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Fair Housing Act (N.J.S.A. 52:27D-301) and the regulations of the Council on Affordable Housing (COAH) (N.J.A.C. 5:97-1 et seq. and N.J.A.C. 5:96-1 et seq.). A development fee ordinance creating a dedicated revenue source for affordable housing was approved by COAH on *Draft Submitted* and adopted by the municipality on *Draft Pending*. The ordinance establishes the Borough of Pitman affordable housing trust fund for which this spending plan is prepared.

As of July 17, 2008, Borough of Pitman has collected \$ 0.00 (zero dollars) *and* expended \$ 0.00 (zero dollars) resulting in a balance of \$ 0.00 as of July, 2008. All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by the fees **will be** deposited in a separate interest-bearing affordable housing trust fund in a local bank for the purposes of affordable housing. These funds shall be spent in accordance with N.J.A.C. 5:97-8.7-8.9 as described in the sections that follow.

[If your municipality maintained an affordable housing trust fund as part of a previous third round petition under N.J.A.C. 5:94 or second round substantive certification, please complete the following section.]

The Borough of Pitman first petitioned COAH for substantive certification on 6/1/1996 and received prior approval to maintain an affordable housing trust fund on *not approved as of this date*. As of December 31, 2004, the prior round balance remaining in the affordable housing trust fund was \$ 0.00 *[trust fund balance as of December 31, 2004]*. From January 1, 2005 through July 17, 2008, the Borough of Pitman collected an additional \$ 0.00 in development fees, payments in lieu of construction, other funds, and/or interest. From January 1, 2005 through July 17, 2008, did not expend funds on affordable housing activities.

THE BOROUGH OF PITMAN REQUESTS A WAIVER TO SUBMIT THE SPENDING PLAN WITH THE CURRENT PETITION IN ORDER TO ARRIVE AT AN AGREEMENT ON ITS' FAIR SHARE OF AFFORDABLE HOUSING IN ACCORDANCE WITH THE ADJUSTMENT TO THE COAH NUMBERS AS DETAILED IN WORKBOOK C, ATTACHED.

APPENDIX C

WORKBOOK “C” GROWTH SHARE ADJUSTMENT

Summary of Adjusted Growth Share Projection Based On Land Capacity

(Introduction to Workbook C)

Municipality Name: **BOROUGH OF PITMAN**

This workbook contains two separate worksheets to be used for determining the projected Municipal Growth Share Obligation. Worksheet A must be completed by all municipalities. The Worksheet is a tool that allows the user to enter COAH-generated Growth Projections included in Appendix F(2) of the revised Third Round Rules to determine the projected Growth Share Obligation after applying exclusions permitted by N.J.A.C. 5:97-2.4. Municipalities that accept the COAH-generated Growth projections need only use Worksheet A.

[Click Here to complete Worksheet A](#)

Municipalities seeking to request a downward adjustment to the COAH-generated growth projections may do so by providing a detailed analysis of municipal land capacity. After completing this analysis, the growth projections may be lowered if the resulting growth share obligation results in a figure that is at least 10 percent lower than the projected Growth Share Obligation that would result from the COAH-generated growth projections. Actual growth must first be determined using the Actual Growth worksheet. A growth projection adjustment may only apply to any remaining growth.

[Click Here to Enter Actual Growth to Date](#)

[Click Here to Complete the Residential Parcel Inventory and Capacity Analysis](#)

[Click Here to Complete the Non-residential Parcel Inventory and Capacity Analysis](#)

Summary Of Worksheet Comparison

	COAH Projected Growth Share (From Worksheet A)	Growth Share Based on Municipal Capacity (From Worksheet C)
Residential Growth	261	81
Residential Exclusions	0	0
Net Residential Growth	261	81
Residential Growth Share	52.20	16.30
Non-Residential Growth	196	3
Non-Residential Exclusions	0	0
Net Non- Residential Growth	196	3
Non-Residential Growth Share	12.25	0.17
Total Growth Share	64	16

The Municipal land capacity analysis results in a reduction to the COAH-generated growth projection. Please file Workbook C and use a Residential Growth Share of 16.3 plus a Non-residential Growth Share of 0.17 for a total Growth Share Obligation of 16 affordable units

USE NON-RES FROM A. 12.25
RES FROM C 16.30
28.55 > 29

Growth Projection Adjustment - Actual Growth

Municipality Name: BOROUGH OF PITMAN

Actual Growth 01/01/04 to Present					
Residential COs Issued	13				
		Square Feet Added (COs Issued)	Square Feet Lost Demolition Permits Issued)	Jobs/1,000 SF	Total Jobs
Non-residential CO's by Use Group					
B		224		2.8	0.63
M				1.7	0.00
F				1.2	0.00
S				1.0	0.00
H				1.6	0.00
A1				1.6	0.00
A2				3.2	0.00
A3		650		1.6	1.04
A4				3.4	0.00
A5		432		2.6	1.12
E				0.0	0.00
I				2.6	0.00
R1				1.7	0.00
Total		1306	0		3

[Return to Growth Projection Adjustment Summary Screen](#)

[Proceed to Inventory of Vacant Residential Land](#)

[Proceed to Inventory of Non-residential Land](#)

BOROUGH OF PITMAN Growth Projection Adjustment - Residential Parcel Inventory

Block	Lot	Address	Owner	SDRP Planning Area	Urban Center (Y/N)	Sewer Service Area (Y/N)	HUC 11 NO3 Density*	Total Acreage	Constrained Acreage	Constraint Description	Buildable Acreage	Density (Units/Ac)	Capacity (Units)
35	10	West Jersey Ave	unk	2	n	y		0.02	0.00		0.00	6.00	0.00
176	1	1013 Desidero	McFadden	2	n	y		0.26	0.00		0.26	6.00	1.57
31	20.01	44 Villa	Mills	2	n	y		0.19	0.00		0.19	6.00	1.16
170	1	706 Cedar	Burgio	2	n	y		0.47	0.00		0.47	6.00	2.84
184	1.01	McKinley	Chien	2	n	y		1.24	0.00		1.24	6.00	7.44
133	3	Linden	Kuhl	2	n	y		0.1477	0		0.00	6.00	0.00
104	1	149 Kenton	Walker	2	n	y		0.2466	0		0.25	6.00	1.48
155	3	Pitman Ave	Breslin	2	n	y		0.2996	0		0.30	6.00	1.80
55	18	117 Alcyon blvd	Ewan	2	n	y		0.7453	0		0.75	6.00	4.47
70	9	S. Woodbury Road	Lindner	2	n	y		0.1882	0		0.19	6.00	1.13
145	4	450 E. Holly	Gregory	2	n	y		0.2027	0		0.20	6.00	1.22
36	6	211 Wesley	Ashton	2	n	y		0.1132	0		0.00	6.00	0.00
48	1	506 West	Dole	2	n	y		0.1402	0		0.00	6.00	0.00
91	5	Huighland Terr	Trumbull	2	n	y		0.169	0		0.17	6.00	1.01
7	7	34 Webb	Cope	2	n	y		0.055	0		0.00	6.00	0.00
84	9	125 Pitman	Kelley	2	n	y		0.3415	0		0.34	6.00	2.05
188	11.02	512 Cedar	Kane	2	n	y		0.2868	0		0.29	6.00	1.72
31	4	616 S. Broadway	County House	2	n	y		0.1504	0		0.00	6.00	0.00
178	32	437 Poinsett	Healy	2	n	y		0.6424	0		0.64	6.00	3.85
191	1.01	410 Lincoln	Puma	2	n	y		0.21	0		0.21	6.00	1.26
											Subtotal This Page		33.01
											Subtotal Page 2		33.64
											Subtotal Page 3		1.84
											Subtotal Page 4		0.00
											Subtotal Add'l Pages		0.00
											Grand Total		68.49

Add More sheets

Click Here to Return to Workbook C Summary

Click Here to Proceed to Non-residential Parcel Inventory and Capacity Analysis

* Note: Hyperlink to GIS files requires GIS software. Files must be downloaded first and then opened in a GIS Viewer.

BOROUGH OF PITMAN Growth Projection Adjustment - Residential Parcel Inventory Page 2

Block	Lot	Address	Owner	SDRP Planning Area	Urban Center (Y/N)	Sewer Service Area (Y/N)	HUC 11 NO3 Density*	Total Acreage	Constrained Acreage	Constraint Description	Buildable Acreage	Density (Units/Ac)	Capacity (Units)
19	15	114 Sixth	Egan	2	n	y		0.02	0.00		0.00	6.00	0.00
19	11	122 Sixth	Chadwick	2	n	y		0.02	0.00		0.00	6.00	0.00
184	4	McKinley	Chien	2	n	y		0.35	0.00		0.35	6.00	2.08
186	22	Lake Ave	Olson	2	n	y		0.34	0.00		0.34	6.00	2.05
38	6	425 Boulevard	Casa Devel	2	n	y		0.07	0.00		0.00	6.00	0.00
44	7	326 West	Corbin	2	n	y		0.0683	0		0.00	6.00	0.00
149	6	Franklin	Glenn	2	n	y		0.3124	0		0.31	6.00	1.87
28	13	410 Snyder	Ulrick	2	n	y		0.0791	0		0.00	6.00	0.00
28	12	410 Snyder	Ulrick	2	n	y		0.16	0		0.00	6.00	0.00
40	1	212 Wesley	Hampton	2	n	y		0.0538	0		0.00	6.00	0.00
178	11	Poinsetta	Walzer	2	n	y		0.1965	0		0.20	6.00	1.18
150	9	Ardmore Ave	Stutzbach	2	n	y		0.1936	0		0.19	6.00	1.16
119	2	Magnolia	Mitchell	2	n	y		0.932	0		0.93	6.00	5.59
6	20	Webb	Bartelt	2	n	y		0.0417	0		0.00	6.00	0.00
78	11	42 Mt Vernon	Williams	2	n	y		0.232	0		0.23	6.00	1.39
197	20	Poplar	Feathers	2	n	y		0.1937	0		0.19	6.00	1.16
162	7	Wayne	Rudolph	2	n	y		0.155	0		0.00	6.00	0.00
119	201	Magnolia	Mitchell	2	n	y		0.9642	0		0.96	6.00	5.79
144	2	Elwood	Fazzio	2	n	y		1.6381	0		1.64	6.00	9.83
211	1	Elm	Capelli	2	n	y		0.2562	0		0.26	6.00	1.54
												Total Page 2	33.64

[Add More Sheets](#)

[Residential Inventory Main Page](#)

* Note: Hyperlink to GIS files requires GIS software. Files must be downloaded first and then opened in a GIS Viewer.

BOROUGH OF PITMAN Growth Projection Adjustment - Residential Parcel Inventory Page 3

[illegible]

* **Note:** Hyperlink to GIS files requires GIS software. Files must be downloaded first and then opened in a GIS Viewer.

Worksheet A: Growth Share Determination Using Published Data
(Appendix F(2), *Allocating Growth To Municipalities*)

COAH Growth Projections

Must be used in all submissions














Municipality Name: BOROUGH OF PITMAN

Enter the COAH generated growth projections form Appendix F(2) found at the back of N.J.A.C. 5:97-1 et seq. on Line 1 of this worksheet. Use the Tab at the bottom of this page or the links within the page to toggle to the exclusions portion of this worksheet. After entering all relevant exclusions, toggle back to this page to view the growth share obligation that has been calculated based on COAH's growth projections.

	Residential	Non-Residential
1 Enter Growth Projections From Appendix F(2)*	261	196
2 Subtract the following Residential Exclusions pursuant to 5:97-2.4(a) from "Exclusions" tab	Click Here to enter Prior Round Exclusions	
COs for prior round affordable units built or projected to be built post 1/1/04		
Inclusionary Development	0	
Supportive/Special Needs Housing	0	
Accessory Apartments	0	
Municipally Sponsored		
or 100% Affordable	0	
Assisted Living	0	
Other	0	
Market Units in Prior Round Inclusionary development built post 1/1/04	0	
3 Subtract the following Non-Residential Exclusions (5:97-2.4(b))		
Affordable units	0	
Associated Jobs		0
4 Net Growth Projection	261	196
5 Projected Growth Share (Conversion to Affordable Units Divide HH by 5 and Jobs by 16)	52.20 Affordable Units	12.25 Affordable Units
6 Total Projected Growth Share Obligation		64 Affordable Units

[Click Here to return to Workbook C Summary](#)

* For Residential Growth, See Appendix F(2), Figure A.1, Housing Units by Municipality. For Non-residential Growth, See Appendix F(2), Figure A.2, Employment by Municipality

-  MUNICIPAL BORDERS
 VACANT PARCELS
 2007 PARCEL BOUNDARIES
 PITMAN ZONING DISTRICTS
 C1
 C2
 P
 PI
 R1
 R2
 R3
 RA
 RH
 TRC1
 TRO



-
- [White Box] TRANSITIONALLY ZONED VACANT PARCELS
 [Dark Gray Box] RESIDENTIALLY ZONED VACANT PARCELS
 [Light Gray Box] NON-RESIDENTIALLY ZONED VACANT PARCELS
 [Thick Black Line] MUNICIPAL BORDERS
 [Thin Black Line] 2007 PARCEL BOUNDARIES
- The map displays a grid of streets with various parcels labeled with codes like R1, R2, R3, etc. A large, dark gray area is visible in the upper left quadrant, representing a residentially zoned vacant parcel. Other smaller dark gray and light gray areas are scattered throughout the map. The map is bounded by a thick black line representing the municipal border.

12/01/08



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